

Triton

Engineering

February 22, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Tentative Map Approval
Smoke Ranch / Decatur II
APN # 139-19-101-002
TMP-18239**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for Tentative Map request for a proposed 65 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Tentative Map for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

Richmond American Homes believes that this development will compliment the area and would be a proposed buffer between the R-CL Single Family Residences and the C-1 Commercial Property.

Please place the attached request on the March 22, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

TMP-18239

03/22/07 PC